

TOWN OF BUCKEYE, ARIZONA
MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
DECEMBER 14, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL

Board Members Present: Chair John Hawley, Annette Napolitano, Earl Warren, Carol Kempiak, Jim Zwerg, Ruben Jimenez, Tana Wrublik

Board Members Absent: Alternate-Dave Rioux

Council Members Present: Chris Urwiller, and Jackie Meck

Staff Present: Dennis Zwagerman, Phil Garthright, Denise Lacey, Ian Dowdy, Scott Rounds, Bob Costello, Woody Scoutten and Connie Meadows

3. APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the November 23, 2004, Workshop and Regular Meeting. Member Napolitano made a motion to approve the minutes of the November 23 2004, Workshop and Regular Meeting, seconded by Member Zwerg. The motion passed unanimously.

WITHDRAWALS / CONTINUANCES / OLD BUSINESS:

4A. RZ04-373: Cowley Companies Rezoning

Request by Kevin Whitenack, Cowley Companies, for the Rezoning of approximately 125 acres generally located at the southeast corner of I-10 and Wilson Road from R-43, Maricopa County, to 30 acres of Commercial Center, 19 acres General Commerce and 76 acres Planned Residential. Kevin Whitenack of Cowley companies presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Wrublik made a motion to recommend approval of RZ04-373. The motion was seconded by Member Zwerg. The motion passed unanimously.

4B. PP04-236: Buckeye 240 Preliminary Plat

Request by Coe & Van Loo Consultants, Inc. on behalf of Voyager Investment Properties for the Preliminary Plat approval of a development known as Buckeye 240. This parcel is generally located southwest of the intersection of Southern Avenue & Rooks Road and is proposed to have 904 single family lots on 219.70 net acres. Dustin Jones of Dietz Crane Homes presented the project to the Board. Mr. Jones discussed the lot sizes, set backs, 32 feet street widths, water storage facility location, and amenities. Mr. Jones also told the Board that "Farallon" is now the official name for this project. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiak made a motion to approve PP04-236 with a correction made to stipulation "w" to read as follows: Major changes to this Preliminary Plat must be processed as a revised application with approval by the Development Board. The Community Development Director may administratively approve minor changes to the Preliminary Plat; the addition of stipulation "y" to read as follows: The Developer shall provide 40-foot local right-of-way streets with a 32-foot back of curb standard for this development; and the addition of stipulation "z" to read as follows: The Developer shall follow the Maricopa County alignment for street names and said street alignments and naming shall be approved by the Fire Marshall and Town Engineer. The motion was seconded by Member Jimenez. The motion passed unanimously.

4C. GPA(m)04-361: Rosztoczy Minor GPA

Request by Fer Properties for the Minor General Plan Amendment of approximately 12 acres of land located generally northeast of the intersection of Apache Road and Broadway Road, or generally located in a portion of the Southwest Quarter of Section 21, Township 1 South, Range 3 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the CC, Commercial Center Land Use District. Felipe Zubia representing Mr. Rosztoczy, presented the project to the Board. Ian Dowdy spoke of the Sunset Clause relating to the rezoning. Member Wrublik made a motion to recommend approval of GPA(m)04-361. The motion was seconded by Member Zwerg. The motion passed unanimously.

4D. RZ04-362: Rosztoczy Rezoning

Request by Fer Properties for the Rezoning of approximately 12 acres of land located generally northeast of the intersection of Apache Road and Broadway Road, or generally located in a portion of the Southwest Quarter of Section 21, Township 1 South, Range 3 West of the Gila & Salt River Base & Meridian, Maricopa County, Arizona; from the PR, Planned Residential Land Use District to that of the CC, Commercial Center Land Use District. Felipe Zubia representing Mr. Rosztoczy, presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to recommend approval of RZ04-362 with the amendment to stipulation "c" to read as follows: A building permit shall be issued for an allowed commercial use on or before five (5) years from the date of approval by the Town Council. If a building permit is not issued for an allowed commercial use on or before five (5) years from the date of approval by the Town Council, the Town Council shall schedule a public hearing to take administrative action to extend or remove the deadline; determine compliance with this stipulation; or take legislative action to cause the property to revert to its former zoning classification; and the addition of stipulation "d" to read as follows: The property owner shall provide dust control and upkeep of the property until such time it is fully developed. Member Kempiak seconded the motion. The motion passed unanimously.

NEW BUSINESS:

5A. PP04-291: Blue Horizon's Preliminary Plat

Request by RBF Consulting on behalf of Lennar Homes for preliminary plat approval of Blue Horizons located north of Yuma Road and east of Tuthill Road. This subdivision proposes 1,977 single-family lots on approximately 526.16 acres. Member Napolitano made a motion to continue PP04-291 per applicant's request to the development board meeting to be held on January 25, 2004. The motion was seconded by Member Warren. The motion passed unanimously.

5B. PP04-160: Sundance Parcel 45B Preliminary Plat

Request by David Ullrich of RBF Consulting on behalf of Dietz Crane Homes for the Preliminary Plat approval of a development known as Sundance Parcel 45B. This parcel is generally located northwest of the intersection of Durango Street and Rainbow Road and is proposed to have 40 single family lots on 15.98 net acres. David Ullrich of RBF Consulting on behalf of Dietz Crane Homes presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-160. The motion was seconded by Member Zwerg. The motion passed unanimously.

5C. M-CMPA03-148: Tartesso West

Request by Bob Speirs of Stardust Development for the Community Master Plan, Major Amendment of Tartesso West (approved by ordinance on August 19, 2003) for the addition of 2 parcels, totaling approximately 272 acres and subsequent land uses noted thereof, the addition of wireless telecommunications procedures and permitting; and lastly an amendment to procedure, to allow Site Plans to be reviewed administratively. Site locations affected by this Major Amendment involve all of those areas within the Tartesso West, Community Master Plan and other areas as specifically noted a portion of Section 29, Township 2 North, Range 3 West and a portion of Section 35, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Stephen Earl of Earl, Curley & LeGarde, and Bob Speirs of Stardust Development presented the project to the Board. Chair

Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to recommend approval of M-CMPA03-148 excluding administrative approval of site plans. The motion was seconded by member Zwerg. The motion passed unanimously. Member Napolitano made a second motion to clarify that approval is given to the addition to two parcels totaling 272 acres, the requested subsequent land uses, and the addition of wireless telecommunications. The motion was seconded by member Zwerg. The motion passed unanimously.

5D. SIGN04-274: Tartesso West Signage

Request by Bob Speirs of Stardust Development for the comprehensive and temporary sign plan package for the Tartesso West, Community Master Plan, as applied to areas generally located west of the Sun Valley Parkway and north of Thomas Road. Stephen Earl of Earl, Curley & LeGarde presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Wrublik made a motion to approve SIGN04-274 with an amendment to stipulation "g" to read as follows: No sign other than as proposed within the applicant's materials and noted within this report shall be constructed, unless otherwise approved by the Community Development Director (minor change) or by the Development Board (major change). These signs will be installed onsite (or offsite as noted) and within and solely for use of the development known as Tartesso West; an amendment to stipulation "h" to read as follows: All temporary onsite signage shall be taken down when those sales office(s) no longer stay open at least 32 hours a week; and the addition of stipulation "i" to read as follows: The Community Development Director or a duly appointed staff member of the Community Development Department, will have the administrative ability to work with the applicant to change the placement of signage in appropriate and new locations as noted and required within this report, for the continued purpose of directing potential customers and the marketing of the Tartesso West, Master Planned Community. The motion was seconded by Member Warren. The motion passed unanimously.

5E. RZ04-420: Grafton Farms Rezone

Request by RBR Properties for the Rezoning of approximately 79 acres generally located at the northeast corner of Turner Road and Lower Buckeye Road from GC, General Commerce, to Planned Residential. Christine Sheehy with Arizona Land Planning Development presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to recommend approval of RZ04-420. The motion was seconded by Member Zwerg. The motion passed unanimously.

5F. PP04-229: Cottonwood Preliminary Plat

Request by Cindy Paddock, David Evans & Associates, for preliminary plat approval of Cottonwood located east of Jackrabbit Trail and north and south of Lower Buckeye Road. This subdivision proposes 999 single-family lots on approximately 281.10 acres. Michael Lanata of Ryland Homes and Manjula Vaz of David Evans & Associates presented the project to the Board. Bob Costello spoke about fire access issues, plans for a new fire station and impact fees which will fund the new station. Mr. Scoutten spoke of the future changes to I-10, and future improvements to the Jackrabbit Trail and Perryville Road interchanges. Chair Hawley opened the public hearing. **Dana Hoch** of PO Box 6088, Goodyear, Arizona, owner of a portion of land adjacent to the proposed project, stated his concerns regarding buffer zones, project density, and possible unsightly view from his property once the development is complete. Mr. Hoch also inquired about the stipulations for roof line heights and the future plans for 193rd Avenue, which currently ends on his property. **John Haggard** of 3218 S. Jackrabbit Trail, asked about the future school sites for this development. Mr. Lanata stated the developers are willing to work with school district and engineering staff towards a future school site within the development. Mr. Lanata also stated that roof line heights for single story homes will be within the 24 foot range and within 27 feet for two story homes. Mr. Hoch did compliment the work being done to the water tank. There being no further comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve PP04-229 with the addition of stipulation "gg" to read as follows: Developer shall revise cross section of typical residential roadway to show 32' back of curb; and the addition of stipulation "hh" to read as follows: Developer agrees to work with surrounding development and the Town of Buckeye Fire Department in locating a Fire Station to provide service to this overall area (Jackrabbit Trail). The motion was seconded by Member Zwerg. The motion passed unanimously.

5G. PP04-176: Sunstone Homes Preliminary Plat

Request by Lane Spencer, Sunstone Homes, for preliminary plat approval of Siesta Lago Estates located east of Watson Road and north of Broadway Road. This subdivision proposes 122 single-family lots on approximately 28.89 acres. Lane Spencer of Sunstone Homes presented the project to the Board. Woody Scoutten spoke on parking, right of way issues and easements for the project. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to continue item PP04-176 to the January 11th Development Board meeting and requested that Sunstone Homes provide architectural renderings and show a minimum roadway width of 32 feet back of curb. Member Kempiake seconded the motion. The motion passed unanimously. The item was continued to January 11, 2004.

5H. A04-13: Cipriani Annexation

Request by Penny Newton of CMX L.L.C. on behalf of Cipriani, L.L.C. for the annexation of approximately 535 acres into the Town of Buckeye as generally located in two locations, one location generally being southwest of Interstate 10 and Johnson Road and the other in general proximity to the intersection of Broadway Road and Johnson Road with both areas also generally being located in portions of Sections 12, 13, 23, 24, and 25, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Darrell Wish and Penny Newton of CMX L.L.C. on behalf of Cipriani presented the request for annexation to the Board. Member Kempiake made a motion to recommend approval of A04-13. The motion was seconded by Member Zwerg. The motion passed unanimously.

5I. MGPA04-250: Cipriani MGPA

Request by Penny Newton of CMX L.L.C. on behalf of Cipriani, L.L.C. for the Major General Plan Amendment of 355 acres from the RR, Rural Residential Land Use District to the PC, Planned Community Land Use District in the Town of Buckeye as generally located in two locations, one location generally being southwest of Interstate 10 and Johnson Road and the other in general proximity to the intersection of Broadway Road and Johnson Road with both areas also generally being located in portions of Sections 12, 13, 23, 24, and 25, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Darrell Wish and Penny Newton of CMX L.L.C. on behalf of Cipriani presented the project to the Board. Chair Hawley opened the public hearing. **Debbie Marton** of 31347 W. Yuma Road, Buckeye, Arizona, stated her concerns regarding five acres of property she recently purchased which is adjacent to the proposed project. Council Member Urwiller asked about the off ramp on Johnson off the I-10. Mr. Scoutten stated, changes will be made when monies are available and when traffic warrants a need for the change. There was discussion regarding the notification process. There being no further comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to recommend approval of MGPA04-250. The motion was seconded by Member Warren. The motion passed unanimously.

5J. RZ04-251: Cipriani Rezone

Request by Penny Newton of CMX L.L.C. on behalf of Cipriani, L.L.C. for the Rezoning of 2,005 acres from the RR, Rural Residential Land Use District to the PC, Planned Community Land Use District in the Town of Buckeye as generally located in two locations, one location generally being southwest of Interstate 10 and Johnson Road and the other in general proximity to the intersection of Broadway Road and Johnson Road with both areas also generally being located in portions of Sections 12, 13, 23, 24, and 25, Township 1 North, Range 5 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Darrell Wish and Penny Newton of CMX L.L.C. on behalf of Cipriani presented the request for rezoning to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiake made a motion to recommend approval of RZ04-251. The motion was seconded by Member Zwerg. The motion passed unanimously.

5K. TUP04-478: Westpark Signage

Request by Motivational Systems, Inc. representing homebuilders within "Westpark" (Hacienda, Canterra, Homelife and Beazer) for approval of a temporary use permit allowing temporary signage. Deb Wood on behalf of Motivational Systems, Inc., presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Warren made a motion to approve TUP04-478 with an amendment to stipulation "a" to read as follows: This temporary sign plan approval with respect to offsite signage shall be good until such time that all home sites are sold or until full build out whichever shall come first. A building permit will be issued by the Chief Building Official before any onsite or offsite signage is installed. The motion was seconded by Member Wrublik. The motion passed unanimously.

5L. TUP04-427: KB Home Signage

Motivational Systems Inc. on behalf of KB Home, a homebuilder in the Santarra (Buckeye 320-FP03-320) subdivision is requesting the approval of a Temporary Use Permit for the installation of a Temporary Sign Plan Package. Deb Wood on behalf of Motivation Systems, Inc., presented the request to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve TUP04-427. The motion was seconded by Member Zwerg. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC:

REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on January 11, 2005.

REPORT FROM THE DEVELOPMENT BOARD: None

ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Napolitano made a motion to adjourn the meeting. Member Warren seconded the motion. The Meeting adjourned at 10:20 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 14th day of December 14, 2004. I further certify that the meeting was duly called and that a quorum was present.

Dennis Zwagerman, Secretary